



5 Union Park Road

Berwick upon Tweed, TD15 2HY

Offers Over £70,000

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this well proportioned ground floor flat would make an ideal retirement, or first time buyers home. The property offers spacious living accommodation throughout, which has recently been upgraded to create accommodation that is ready to walk into. The interior comprises of large living room/dining area, a modern shaker kitchen with appliances, a generous double bedroom and a recently installed shower room. There is full double glazing and gas central heating. Lawn garden to rear of the property. Viewing is recommended.



Entrance Hall

Partially glazed entrance door leading to the entrance hall which has a large walk-in storage cupboard. Central heating radiator. One power point.

Living Room/Dining Area

15'6" x 13'6" (4.72 x 4.11)

A good sized reception room with a double window to the rear and a shelved recess to the side. Central heating radiator, a television point and six power points.

Kitchen

9'7" x 7'3" (2.92 x 2.21)

Fitted with an excellent range of modern shaker wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Cupboard housing the central heating boiler. Central heating radiator. Plumbing for an automatic washing machine and a stainless steel sink and drainer below the window to the rear. Six power points.

Bedroom

14'4" x 9'1" (4.37 x 2.77)

A large double bedroom with a double window to the front. Built-in shelved cupboard, a central heating radiator and four power points.

Shower Room

5'10" x 5'4" (1.78 x 1.63)

Modern white three piece suite which includes a corner shower cubicle, a wash hand basin with a vanity unit and a medicine cabinet above and a toilet with a toilet roll holder. Heated towel rail and a frosted window to the side. Recessed ceiling spot lights.

Gardens

Lawn garden to the rear of the flat offering an area to dry clothes, or to sit out.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings included in the sale.

Tenure- Leasehold end date 28/07/2125. (103 years remaining) £10 Ground Rent.

All mains services are connected.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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